



DDI (London): 0207 692 0643

DDI (Bedford): 01234 834548

E: louis@smplanning.com

W: www.smplanning.com

London Office:

80-83 Long Lane

London, EC1A 9ET

17/03/2023

Sent via planning portal only

Dear Sir/Madam

9 WOODLAND RISE, LONDON, N10 3UP

FULL PLANNING APPLICATION – TOWN AND COUNTY PLANNING ACT 1990

DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO STOREY REPLACEMENT HOME WITH FLOOR SPACE AT BASEMENT AND ROOF LEVELS

Please accept this covering letter as an accompaniment to this full planning application for proposed works at 9 Woodland Rise, London, N10 3UP ('the site'). The planning application is accompanied with the following:

- Site Location Plan
- CIL Form
- Existing & Proposed Plans, Elevations & Sections
- Design & Access Statement
- Energy Statement
- Life Cycle CO₂ Assessment
- Structural Method Statement
- Basement Impact Assessment
- Construction Management Plan
- Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan
- Structural Engineer Letter of appointment

The Site

The application site is located on the north side of Woodland Rise and comprises a mid-terrace, two storey residential dwelling with basement and space at roof level. Its principal façade is characterised by classical Edwardian proportions and detailing and the immediate surroundings are similarly proportioned, with a consistent front building line prevailing.

The site is not located within a conservation, nor is the building either locally or statutorily listed.

Planning History

On 09 March 2022 planning permission was granted for the following works under application reference HGY/2021/2969:

Excavation of basement; installation of front and rear lightwells; erection of single storey rear extension and alteration to existing ground floor roofs of; rear dormer, rear rooflight, and installation of a/c unit on first floor outrigger roof, front garden hard landscaping refurbishment and changes to fenestration

For the purposes of planning law, the permission is extant until 09 March 2025 and this is a material planning consideration.

The Proposal

The application proposes the demolition of the existing dwelling and its replacement with a home that largely replicates the earlier planning permission. Additional landscaping is proposed at the front and at the rear of the property in order to improve the overall characteristics of the proposal.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application;

- Section 11 (making effective use of land)
- Section 12 (achieving well designed places)

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021), the Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017) and the Haringey Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs).

Planning Assessment

Principle of development

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the redevelopment of sites in principle, subject to the consideration of all other detailed matters. The lawful residential use of the site is established.

Furthermore, planning permission has recently been granted for the general refurbishment and extension of the property and that planning permission will remain extant until March 2025. The proposal in this instance replicates the extent and mass of development previously approved and so the general principles of scale, mass and appearance are established.

Since the grant of planning permission for the extension and refurbishment of the existing property, further building surveys have been undertaken to establish the condition of the building. The survey raised a number of serious concerns in relation to rot, damp, water egress and cracking; all of which contribute to an inability to meet modern building standards.

The condition of the existing building is such that its retention is not a viable building option and as such, the redevelopment of a new home, that replicates an extant planning permission whilst introducing modern building and environmental standards is the most appropriate option in this instance. A Lifecycle Carbon Analysis supports the application in order to substantiate this position.

New build construction is required to comply with more stringent building regulation requirements. Therefore, there will be higher costs regarding the detailing of the building in terms of air tightness, additional insulation, windows, etc and this will clearly result in a building with a higher technical performance than a refurbished and extended building.

It is therefore considered that the principle of residential development on the site, including demolition, is established.

Design and visual impacts

Policy DM1 of the DMPD states that all new development must achieve a high standard of design that contributes to the distinctive character and amenity of the surrounding area. This is echoed in Policy SP11 of the Strategic Policies document which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.

The proposed development does not depart from the lawful residential use of the site and the main issue relating to impact would therefore be limited to density, design, layout and appearance.

The proposed scheme replicates an extant planning permission in terms of scale, appearance and detailing. In approving that application, the Officer report states in relation to design and appearance:

Overall, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Since the grant of planning permission there have been no changes in local or national planning policy and there have been no changes in local circumstances that would warrant a departure from the above conclusions. The design and resulting impact on the character and appearance of the area is considered policy compliant and therefore acceptable.

Residential amenity

DMPD Policy DM1 requires development to produce a high standard of privacy and amenity for future occupiers as well as neighbouring properties. It highlights that proposals will be supported where adequate sunlight, daylight and open aspects are implemented into the proposed and surrounding development. An appropriate amount of privacy must be provided for future occupiers as well as surrounding residents.

The officer report in relation to the extant permission states in relation to residential amenity:

The height and depth of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. A condition will restrict levels of the a/c unit. The proposal is acceptable in amenity terms.

The flat roof above the first-floor family bathroom will now house the ASHP, which can be accessed from the floor above through a window. The roof detail will be amended slightly by adding a brick parapet and it is stressed that the flat roof will not to be used as a terrace.

Otherwise, the proposed development, while proposing demolition, replicates the extent of development previously approved and there are similarly no reasons that would warrant a departure from the above conclusions.

Basement Impact

Policy DM18 requires extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of a building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area; will not adversely impact the amenity of adjoining properties or the local natural and historic environment. The issue of flood risk is also considered in DPD Policy DM24, which considers impact on flooding in Critical Drainage Areas.

In granting planning permission, Officers were previously satisfied that the works would not cause any adverse impact on the structural stability of neighbouring properties, other infrastructure, current geological conditions or local amenity in general, in compliance with Development Management DPD policies DM18 and DM24.

Notwithstanding the above, an updated Basement Impact Assessment supports the application in light of the proposed demolition works. This concludes that a continuous groundwater table will not exist below the site and so the proposed basement will not have an impact on the hydrogeological setting. The development will not increase the proportion of hard-surfaced areas across the site and so there will not be an increase in surface run-off.

It is also stressed that building a basement with an existing building above is a complex engineering operation. In this case, demolishing/rebuilding would mean having simpler temporary works to support the adjoining properties and would reduce the duration of the basement works. It could reduce the overall construction programme by around 13 weeks, and consequently, reduce the disruption to the neighbours.

Please refer to the supporting Basement Impact Assessment for full details.

Construction Management

The construction of the proposed development will be managed by the contractor in accordance with good practice guidelines.

While any harm would not restrict development per-se it is nevertheless a matter that must be addressed and a Draft Construction Management Plan supports the application. This will ensure the impact of construction, both for construction on site and the transport arrangements for servicing will be minimised.

It carefully sets out how operations are intended to be carried out and outlines a commitment to liaise with the local community. It also confirms the standard working hours will accord with Haringey's expectations and sets out how any potential impacts will be mitigated and managed. Please refer to the Construction Management Plan for full details.

Summary

The application seeks permission for the demolition of the existing dwelling and its replacement with a two-storey detached dwelling with rooms within the roof, basement floorspace and landscaping.

The proposed development would accord with the general principles of the National Planning Policy Framework. The proposed development is a high quality, site specific design that will enhance the character and appearance of the site and its contribution to the surrounding area and street scene.

Careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst making the most effective use of this site.

In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy in all other regards.

This letter should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Allen Sacbucker
Associate
SM Planning